

## CONTACT



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## BASIC DATA

object number: **3056/900**  
object type: **House**  
state: **Niederösterreich**  
address: **2486 Pottendorf**  
price: **€ 2,500,000.-**  
Living area: **approx. 480.00 m<sup>2</sup>**  
room: **10**

## DESCRIPTION

### UNIQUE VILLA WITH MUCH POTENTIAL FOR INDIVIDUALISTS AND PROPERTY DEVELOPERS

We are especially pleased to offer you a unique gem for sale. This property is intended to appeal to people who want to live in harmony with nature, without having to forego central location with the associated amenities.

#### Location / Transport / Infrastructure:

The property is located in the district of Baden.

Kindergartens, schools, shopping facilities, various doctors, pharmacies, veterinarians, social services, art and culture as well as sports and leisure facilities are within walking distance. Infrastructure completely given.

#### The property:

The property consists of a lovingly designed villa with 2 complete units on approximately 450 m<sup>2</sup> and a construction

approved demolition / new construction of living space with approximately 1,000 m<sup>2</sup> living space.  
Of course, the building in need of renovation can also be demolished and converted into a spacious garden.  
The villa boasts precious, high quality and unique features, the rooms are extremely bright and inviting, spacious, giving a sense of absolute freedom. The condition can be described as very good.  
Convince yourself, you will be amazed!

The property is particularly suitable due to the extraordinary flair:  
for individualists, artists and people who are looking for something special  
for the extended family  
events of all kinds  
as a seminar center  
as a doctor's office  
Living and working - representative company headquarters  
For renting the new apartments to be built

We are happy to present you this jewel in a dreamlike environment. Feel-good factor included!

price: € 2,500,000.-

Buyer's comm.: 3% plus 20% VAT

Living area: approx. 480.00 m<sup>2</sup>  
Plot area: approx. 1,900.00 m<sup>2</sup>

room: 10  
Bathroom: 4  
toilet: 6  
furniture: part. furnished  
heating: central heating  
year of construction: approx. 2009  
condition: very good

**Garden:** Private; **Location:** Green location, Panoramic location, sunny location; **Features:** bath room, kitchen, fireplace, floor, dishwasher, glass-ceramic stove, dryer, wash-machine, New building; **Design:** brick solid; **Public transport:** Railway, Bus



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Imprint

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✓ Send your Enquiry

